



# City of Seattle Preliminary Assessment Report

October 14, 2009

This report represents a preliminary determination of project requirements based on your pre-application site visit (PASV). The PASV Field Assessment and Report is completed by DPD site inspectors and is compiled from initial project information submitted by the applicant. Therefore, the report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. The applicant is responsible for providing all required documents at the intake appointment. If you have questions about this report or PASV process, please contact the DPD Site Development Team at (206) 684-8860.

## Project Summary

<b>AP/Project No.</b>	6229591	<b>Ground Disturbance</b>	Y
<b>Application Template</b>	BLDG	<b>PASV Required This Permit</b>	Y
<b>Application Type</b>	CONSTRUCTION AND DEVELOPMENT	<b>Date PASV Completed</b>	10/09/09
<b>Category</b>	COMMERCIAL	<b>PASV Done Under</b>	
<b>DPD Review Type</b>	FULL	<b>Permit Remarks</b>	
<b>Address</b>	1200 N 96th St		
<b>Location</b>			
<b>Zoning</b>		<b>Applicant</b>	DOUGLAS BAER 642 SW 150TH ST BURIEN WA 98166 (425) 985-4359
<b>King County APN</b>	<a href="#">6153900225</a>		
<b>Permit Status</b>	Initial Information Collected		
<b>Description of Work</b>	Second story addition to commercial bldg and extension of parking area.	<b>Applicant Email</b>	<a href="mailto:baer@locomango.com">baer@locomango.com</a>
		<b>Linked AP/Project Nos.</b>	
<b>SDOT Project No</b>			

For detail zoning information, click the on the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

## PASV Report

**Contact:** Kathleen H Wilson, (206) 233-7932, [Kathleen.Wilson@seattle.gov](mailto:Kathleen.Wilson@seattle.gov)

### ECA Mapping Unit and Type

#### Earth Disturbance

Show all retaining walls/rockeries: existing

### Existing ROW Conditions

#### Street Conditions

##### MIDVALE AVE N

Street conditions:

Concrete paving

Curb conditions:

Concrete

Approximate curb height: 4 inch inches

##### N 96TH ST

Street conditions:

Concrete paving

Curb conditions:  
Concrete  
Approximate curb height: 4 inch inches

**STONE AVE N**

Street conditions:  
Concrete paving  
Curb conditions:  
Concrete  
Approximate curb height: 4 inch inches

**Potential Impacts to Seattle Parks Property**

No parks property in vicinity

**Tree Protection**

Trees greater than 6 inches in diameter are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director’s Rule 6-2001 and CAM 331.  
2 trees, along N 96 St

**Construction Erosion Control**

All projects, regardless of size, require erosion control in accordance with the requirements noted in the Stormwater, Grading and Drainage Control code (SMC 22.802015 and 22.8.2.016). The details noted below refer to details found on the Temporary Erosion and Sedimentation Control Standard Plan and the Construction Stormwater Control Technical Requirements Manual, which is available from DPD's Public Resource Center.

Show the following on the permit application Construction Stormwater Control Plan.

Place filter fabric (detail E3.10), straw bales, (detail E3.15), straw wattles, or other approved equal to control construction stormwater runoff.

Show access to the construction site; show methods to protect the right-of-way from mud and dirt (detail E2.10)

Cover bare soil with straw, mulch, or matting (detail E1.10 and E1.15)

Cover stockpiles and bare slopes (detail E1.15 and E1.20)

A temporary erosion and sedimentation control (TESC) inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. Call (206) 684-8900 to schedule an inspection after your permit is issued.

**Standard Submittal Requirements for Projects in an ECA**

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

1. Please review the requirements set forth in this report.

2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:  
North of Denny Way (206) 615-0600  
South of Denny Way (206) 386-4200  
Large Commercial & Industrial (206) 233-7177  
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.